

GOVERNMENT OF ANDHRA PRADESH

**A B S T R A C T**

Town Planning – Jangaon Municipality - Certain variation in the Master Plan - Change of land use from Commercial use zone to Residential use zone in Sy.Nos.291 & 299 (Part) at Hyderabad Road, Jangaon Municipality to an extent of 21.38 Acres - Draft Variation – Confirmed – Orders - Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

**G.O.Ms.No.711**

**Dated the 10<sup>th</sup> October, 2008.**

Read the following:-

1. G.O.Ms.No.310 MA., dated 7.8.1990.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.1372/2008/W, dated 8.5.2008.
3. Government Memo. No.8451/H1/2008-1, Municipal Administration and Urban Development Department, dated 17.7.2008.
4. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.1372/2008/W, dated 5.9.2008.
5. Government Memo. No.8451/H1/2008-2, Municipal Administration and Urban Development Department, dated 12.9.2008.
6. From the Commissioner of Printing, A.P., Extraordinary Gazette No.537, Part-I, dated 17.9.2008.

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**O R D E R:**

The draft variation to the Jangaon General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.310 MA., dated 7.8.1990 was issued in Government Memo. No. 8451/H1/2008-2, Municipal Administration and Urban Development Department, dated 12.9.2008 and published in the Extraordinary issue of A.P. Gazette No. 537, Part-I, dated 17.9.2008. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 5.9.2008 has stated that the Municipal Commissioner, Jangaon has informed that the applicant has paid an amount of Rs.3,10,853/- (Rupees three lakhs, ten thousand, eight hundred and fifty three only) towards development / conversion charges as per G.O.Ms.No.158 MA., dated 22.3.1996 for the above said conversion. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.C.V.S.K.SARMA,  
PRINCIPAL SECRETARY TO GOVERNMENT.**

To

The Commissioner of Printing, Hyderabad.  
The Director of Town and Country Planning, Hyderabad.  
The Regional Deputy Director of Town Planning, Warangal.  
The Municipal Commissioner, Jangaon Municipality, Warangal District.

**Copy to:**

The individual through the Municipal Commissioner, Jangaon Municipality, Warangal District.  
The District Collector, Warangal District.  
The Private Secretary to Minister for MA&UD.  
SF/SC.

// FORWARDED :: BY ORDER //

SECTION OFFICER

..Contd.2.

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## APPENDIX NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Jangaon Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 537, Part-I, dated 17.9.2008 as required by clause (b) of the said section.

### VARIATION

The site in Sy.Nos.291 & 299 (Part) at Hyderabad Road, Jangaon Municipality to an extent of 21.38 Acres the boundaries of which are as shown in the schedule below and which is earmarked for Commercial use zone in the General Town Planning Scheme (Master Plan) of Jangaon Town sanctioned in G.O.Ms.No. 310 MA., dated 7.8.1990 is designated for Residential use zone by variation of change of land use as marked "A-N" as shown in the revised part proposed land use map GTP No.3/2008/W, which is available in Municipal Office, Jangaon Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The Municipal Commissioner, Jangaon Municipality shall inform the applicant to obtain the prior permission from the competent authority before developing the said site under reference.

### SCHEDULE OF BOUNDARIES

- North : Open land in S.No.290 (Government land)
- East : Open land of applicants in S.No.291 (Part) and open land in S.No.298 (Part).
- South : Open space of Nava Kiran Estates in S.No.291 and land of Sri Ramanaiah in S.No.299.
- West : Applicants land in S.No.291 and 100 feet wide PWD Road (Hyderabad – Jangaon road)

**Dr.C.V.S.K.SARMA,  
PRINCIPAL SECRETARY TO GOVERNMENT.**

SECTION OFFICER